

028.A

0003

0032.E

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel

378,600 / 378,600

USE VALUE:

378,600 / 378,600

ASSESSED:

378,600 / 378,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

**OWNERSHIP**

Owner 1: BOUZINOV PAVEL ETAL / TRS	Unit #:	32
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Owner 2: PAVEL BOUZINOV LIVING TRUST	
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Owner 3: NADEJDA BOUZINOVA LIVING TRUST	
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Street 1: 7 CRANE RD	
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Street 2:	
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Twn/City: WALPOLE	
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St/Prov: MA	Cntry:		Own Occ: N
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Postal: 02081	Type:
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**PREVIOUS OWNER**

Owner 1: BOUZINOV PAVEL -	
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Owner 2: BOUZINOV NADEJDA N -	
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Street 1: 7 CRANE RD	
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Twn/City: WALPOLE	
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St/Prov: MA	Cntry:	
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Postal: 02081	
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**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7318																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	378,600			378,600		316433
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

Parcel ID 028.A-0003-0032.E

!16165!

**USER DEFINED**

Prior Id # 1:	19456
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:48:14
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
BOUZINOV PAVEL,	74079-27	1	2/3/2020 Convenience
BOUZINOV MAXIM	74079-16	1	2/3/2020 Family
215 MASS AVE CO	64366-367		10/15/2014 276,000 No No

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/30/2017	Measured	DGM	D Mann
1/22/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Good												
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	2 - Steel			1/2 Bath:		Rating:													
Prime Wall:	7 - Brick			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>															
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Good												
Color:	BRICK			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1966	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G16	Fact:	.	Floor:	5 - 5th Floor														
Const Mod:				% Own:	2.340000000														
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL:	10			Phys Cond:	GD - Good	24.	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	6 - Average			Functional:				1	3	1									
Sec Int Wall:		%		Economic:															
Partition:	T - Typical			Special:															
Prim Floors:	3 - Hardwood			Override:															
Sec Floors:	4 - Carpet	30%		Total:	24.5	%													
Bsmnt Flr:	3 - Hardwood			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.34745765														
Electric:	3 - Typical			Const Adj.:	1.02479637														
Insulation:	2 - Typical			Adj \$ / SQ:	441.878														
Int vs Ext:	S			Other Features:	33000														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.45000005														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	501482				Juris. Factor:	1.00	Before Depr:	640.72							
% Com Wall:		% Sprinkled:	0	Depreciation:	122863				Special Features:	0	Val/Su Net:	534.75							
				Deprecated Total:	378619				Final Total:	378600	Val/Su SzAd:	534.75							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 028.A-0003-0032.E												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
<b>AssessPro Patriot Properties, Inc</b>																			